120.0	0001	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	731,000 / 731,000
					USE VALUE:	731,000 / 731,000
					ASSESSED:	731,000 / 731,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		GREENWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GINDEN MATHEW L
Owner 2:	MORAN VICTORIA M
Owner 3:	
Street 1:	3 GREENWOOD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CORCHADO CAROL L & LOUIS -
Owner 2:	-
Street 1:	3 GREENWOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .199 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1958, having primarily Vinyl Exterior and 1418 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8686.000	254,600		476,400	731,000
Total Card	0.199	254,600		476,400	731,000
Total Parcel	0.199	254,600		476,400	731,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 515.70 /Parcel: 515.70

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 77302

GIS Ref

GIS Ref

Insp Date 04/27/09

!9286!

PREVIOUS ASSESSMENT

Parcel ID 120.0-0001-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	254,600	0	8,686.	476,400	731,000		Year end	12/23/2021
2021	101	FV	199,200	0	8,686.	476,400	675,600		Year End Roll	12/10/2020
2020	101	FV	199,400	0	8,686.	476,400	675,800	675,800	Year End Roll	12/18/2019
2019	101	FV	186,600	0	8,686.	483,200	669,800	669,800	Year End Roll	1/3/2019
2018	101	FV	186,600	0	8,686.	360,700	547,300	547,300	Year End Roll	12/20/2017
2017	101	FV	186,600	0	8,686.	326,700	513,300	513,300	Year End Roll	1/3/2017
2016	101	FV	186,600	0	8,686.	313,100	499,700	499,700	Year End	1/4/2016
2015	101	FV	185,800	0	8,686.	265,400	451,200	451,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:48:24

LAST REV

Date	Time
06/01/21	14:52:51
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9286

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CORCHADO CAROL	71516-492	1	8/23/2018		683,000	No	No		
CORCHADO CAROL	57426-262		9/12/2011	Convenience	1	No	No		
HUES WILLIAM A	38530-582		3/27/2003	Family	1	No	No		
	11545-331		7/26/1968			No	No		N

USER DEFINED

Prior Id # 1:	77302
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2020	161	Inter Fi	122,120	O				
5/2/2007	304	Re-Roof	6,000	C				
5/14/1999	275	Manual	4,600	C				REPLACE WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2021	Permit Visit	DGM	D Mann
4/29/2019	SQ Returned	MM	Mary M
4/27/2009	Meas/Inspect	372	PATRIOT
2/18/2000	Mailer Sent		
2/15/2000	Measured	268	PATRIOT
6/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8686		Sq. Ft.	Site		0	70.	0.78	5									476,408						476,400	

Total AC/HA:	0.19940	Total SF/SM:	8686	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	476,408	Spl Credit		Total:	476,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	L - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Fair
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.94755369
Adj $ / SQ:	127.920
Other Features:	122250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312824
Depreciation:	58185
Depreciated Total:	254638

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	2	HB					

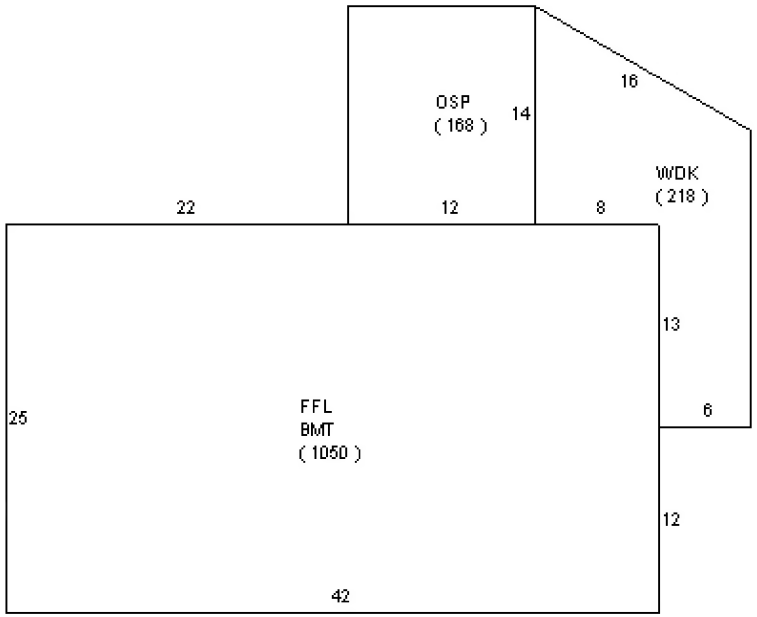
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	127.92
Special Features:	0	Val/Su Net:	102.41
Final Total:	254600	Val/Su SzAd	242.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,050	47.110	49,462
FFL	First Floor	1,050	127.920	134,316
WDK	Deck	218	10.030	2,187
OSP	Screen Porch	168	27.440	4,609

Net Sketched Area:	2,486			Total:	190,574
Size Ad	1050	Gross Area	2486	FinArea	1418

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0001-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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